

Notice of Community Meeting

**Holiday Inn of Silicon Valley
399 Silicon Valley Blvd. - Bay Room
Monday, March 10, 2008
6:30 p.m.**

February 14, 2008

Dear Neighbor:

CBG Investments is interested in developing the 5.8 acre property located at Piercy and Tenant Avenue. The purpose of this Community Meeting is to present information and to gather public comments about the proposed change in the General Plan Land Use Designation at the vacant site located at the northwest corner of Piercy Road and Tennant Avenue.

CBG Investments filed an application to the City of San Jose for a General Plan Amendment (**City File No. GP06-02-02**) to change the land use/transportation diagram designation from *Rural Residential* to *High Density Residential (25 to 50 dwelling units per acre)* and incorporation of the site into the Urban Service Area and Urban Growth Boundary (**City File No. UGB06-001**). The conceptual plan is to develop on approximately 3 of the 5.8 acres. The 3 acres is the lower area extending from the road to the uphill side of the existing drainage canal. The concept is to build up to 90 apartments on the lower area of the site. Land to the east of the canal will be left permanently in open space.

We would like to invite you to an informational meeting scheduled for Monday, March 10, 2008. The meeting will be held at the Holiday Inn of Silicon Valley. The hotel is located at 399 Silicon Valley Blvd. in San Jose. The hotel telephone number is 408-972-7800. The meeting will be held in the "Bay Room" which is next to the Summit Steak House Restaurant. The meeting will start at 6:30pm.

If you have any questions or comments prior to the meeting, please contact **Allen Tai (phone 408-535-7866 or email: allen.tai@sanjoseca.gov)** in the City Planning Department or the project's representative **Bryan Kientz (phone 408-229-0890 or email: bkientz@cgbinvestments.com)**.

Muốn biết tin tức bằng tiếng Việt Nam về tờ thông tin này, xin quý vị liên lạc Trung Nguyen ở số (408) 535-7883.

Para información en Español acerca de esta solicitud, comuníquese con Juan Borrelli.

GP06-02-02/UGB06-001 GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Rural Residential (0.2 dwelling units per acre) to High Density Residential (25-50 dwelling units per acre) on 3.2 acres, incorporation of 3.2 acres into the Urban Service Area, and minor modification to include the 3.2 acres within the Greenline/Urban Growth Boundary for a site located on the easterly side of Piercy Road. (Barbaccia Investments, Owner/Jack Previte, Applicant)

Existing General Plan Designation:

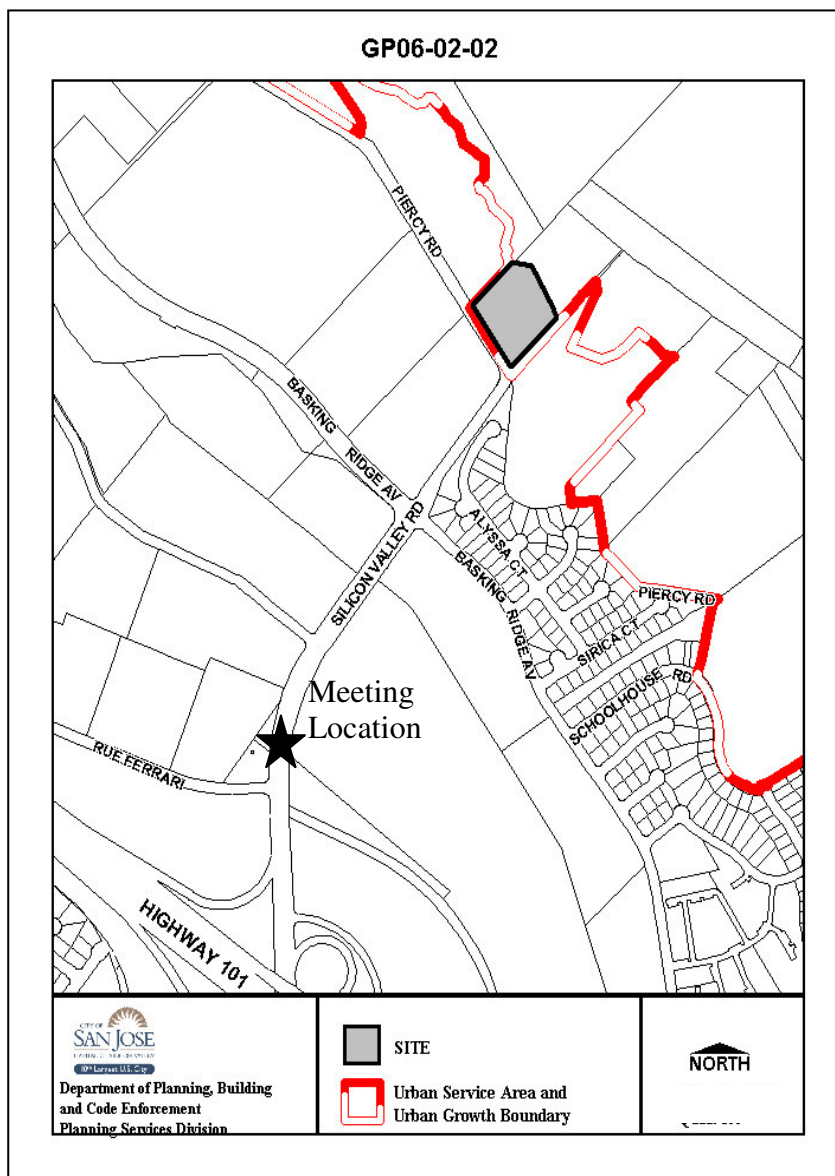
Rural Residential

This designation is the least intensive residential use and is intended for non-urban development. It is typified by one single family dwelling per 5-acre lot. It is not expected that urban services would be extended to this area, except for emergency services. In the foothill areas, this density is intended to help mitigate the geologic conditions which would be associated with more urban development. This category can apply to lands below the 15% slope line and to areas not planned for the eventual extension of urban services.

Proposed General Plan Designation:

High Density Residential (25-50 dwelling units per acre)

This designation is typified by three- to four-story apartments or condominiums over parking. This density is planned primarily near the Downtown Core Area, near commercial centers with ready access to freeways or expressways, and in the vicinity of the rail stations within the Transit-Oriented Development Corridors Special Strategy Areas.



Urban Growth Boundary/Urban Service Area

The Urban Growth Boundary (UGB) is a strategy to define the ultimate perimeter of urbanization in San Jose. It is intended to develop clearer identity for San Jose by defining where the City begins and ends and to preserve valuable open space resources. The UGB reflects the fact that planning for San Jose's urbanization has reached a logical, practical limit. The Urban Service Area (USA) boundary delineates the extent of where urban services are provided, including those services provided by the City and other public agencies. Together the UGB/USA ensures that all new development will be prudently located to achieve the most efficient use of urban facilities and services and also reinforce other General Plan policies that encourage infill development within urbanized areas where facilities and services are already available, thus minimizing the cost of providing urban services.